

## **Grandview Update November 2014**

### Former Public Works Site – Planning Partner Selected

On Nov. 4, the City Council entered into a partnership with Frauenshuh Commercial Real Estate Group to prepare different scenarios for the re-use of the vacant site at 5146 Eden Avenue. The scenarios will include various combinations of public and private uses based on input provided by the community and the real estate marketplace. A [Collaborative Development Planning Agreement](#) was prepared to identify the terms and conditions of this partnership. The agreement specifies roles and expectations of both the City and Frauenshuh during this 8-month public process.

[Frauenshuh](#) was founded by Edina-resident David Frauenshuh in 1983. Since then, it has grown into a full-service commercial real estate company with 4.5 million square feet of owned assets throughout the U.S. Frauenshuh and its sub-consultants bring broad expertise in site planning, economic development, construction and operation of mixed-use properties. Frauenshuh was selected after a competitive selection process. Ten different teams responded to the June 2014 “Request for Interest.” After review of written responses and interviews, the Frauenshuh team was identified by the City Council as the preferred partner.

### Former Public Works Site – Collaborative Planning Process begins December 4, 2014

While the specific uses on this site are yet to be determined, the City Council has directed the partners to explore options that include combinations of public and private uses on the site. Extensive community engagement is being planned so that the broad variety of community interests can provide ideas and suggestions. The first large group public meeting is scheduled for:

Exploration Session - 7-9 p.m. Thursday, Dec. 4, 2014  
Edina Community Center  
5701 Normandale Road. Room 303

At this Exploration Session, we will renew the conversation for the future of this vacant 3.3-acre site. Participants will have the opportunity to identify strengths, weaknesses and opportunities of the site. An interactive visual survey will be presented with opportunities to express your preferences. All are invited to attend. Bring your ideas and suggestions!

### Former Public Works Site – Save the Dates

To best explore ideas and discover desirable combinations, several meetings are anticipated in the months ahead. To schedule a presentation or listening session with your group, please contact Heather Branigin at [hbranigin@edinamn.gov](mailto:hbranigin@edinamn.gov) or 952-826-0403.

In addition to the initial Exploration Session, please save these dates:

Discovery Session - 7-9 p.m. Wednesday, March 11, 2015  
Edina Community Center  
5701 Normandale Road, Room 303

Public Open House – 5:30-7:30 p.m. Wednesday, April 22, 2015  
Edina Senior Center  
5280 Grandview Square

### Highway 100 Lid

The Metropolitan Design Center at University of Minnesota and the designers at Cuningham Group have prepared a [concept sketch](#) for potentially creating a land bridge over a portion of Highway 100 in the Grandview District. Such a bridge could potentially connect the east and west sides of Highway 100 with a public park with shared vehicle parking below. It could also result in additional buildable land on MnDOT property adjacent to the highway. Similar projects have been successfully completed in Duluth; Minneapolis; Dallas; Seattle; Columbus, Ohio and other cities.

At a concept meeting with MnDOT officials, it was recommended that the City apply for a Transit-Oriented Development Infrastructure grant to partially fund a more complete study of this concept.

Despite applying for grant in October, this project was not selected to be funded in 2014. No infrastructure projects were funded and no planning projects were funded in this 2014 grant cycle. The City will explore other alternatives to study the general feasibility of this concept.

### Metro Transit Potential Improvements

The need for improved transit service in the Grandview area has been discussed for nearly five years. Metro Transit has recently agreed to submit a grant application to seek funding for construction of a park-and-ride facility.

This facility could potentially be incorporated into the design of a new building on the former Public Works site. The 2012 Development Framework suggests that the site is large enough to accommodate a public use, a private use and a shared parking garage that could serve the public/private uses as well as commuters. The commuter spaces would be available to the general public in the evening and weekends. A decision about funding is anticipated in June 2015. The resolution of support [can be found here](#).